055.0	0001	0001.B	1 of 1	Industrial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	963,900 /	963,900
					USE VALUE:	963,900 /	963,900
					ASSESSED:	963,900 /	963,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
75		DUDLEY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	A & V DUDLEY STREET LLC
Owner 2:	
Owner 3:	
Street 1:	60 BUCKMASTER DRIVE
Street 2:	
Twn/City:	CONCORD
St/Prov:	MA Cntry Own Occ: N
Postal:	01742 Type:

PREVIOUS OWNER

Owner 1:	DEEHAN ANTHONY-VALERIE V -
Owner 2:	-
Street 1:	60 BUCKMASTER DRIVE
Twn/City:	CONCORD
St/Prov:	MA Cntry
Postal:	01742

NARRATIVE DESCRIPTION

This parcel contains .279 Sq. Ft. of land mainly classified as Comm. Whs. with a Warehouse Building built about 1940, having primarily Vinyl Exterior and 12828 Square Feet, with 2 Units, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
316	12155.000	622,600	6,900	334,400	963,900
Total Card	0.279	622,600	6,900	334,400	963,900
Total Parcel	0.279	622,600	6,900	334,400	963,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 75.14 | /Parcel: 75.14

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct: 36534

GIS Ref:

GIS Ref:

Insp Date: 11/10/18

!4417!

PREVIOUS ASSESSMENT

Parcel ID: 055.0-0001-0001.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	316	FV	622,600	6900	12,155.	334,400	963,900		Year end	12/23/2021
2021	316	FV	622,600	6900	12,155.	329,000	958,500		Year End Roll	12/10/2020
2020	316	FV	622,600	6900	12,155.	323,600	953,100	953,100	Year End Roll	12/18/2019
2019	316	FV	559,400	6100	12,155.	285,900	851,400	851,400	Year End Roll	1/3/2019
2018	316	FV	559,400	6100	12,155.	285,900	851,400	851,400	Year End Roll	12/20/2017
2017	316	FV	559,400	6100	12,155.	285,900	851,400	851,400	Year End Roll	1/3/2017
2016	316	FV	559,400	6100	12,155.	285,900	851,400	851,400	Year End	1/4/2016
2015	316	FV	509,100	6300	12,155.	258,900	774,300	774,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	00:31:49

LAST REV

Date	Time
11/23/21	13:17:29
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 4417

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEEHAN ANTHONY-	1554-147		1/29/2020	Convenience	99	No	No		
	14221-252		2/1/1981		115,000	No	No		Y

USER DEFINED

Prior Id # 1:	36534
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/26/2018	503	Re-Roof	4,000	C				
2/22/2005	222	Addition	90,000			G6	GR FY06	
12/4/2001	911	Sign	1,650	C				
10/24/2001	811	Addition	250,000	O				50X59 WAREHOUSE A
8/9/2001	541	Foundati	30,000	O				50X59 FOUNDATION

ACTIVITY INFORMATION

Date	Result	By	Name
4/1/2021	I & E Return	JO	Jenny O
11/10/2018	MEAS&NOTICE	CC	Chris C
3/13/2009	Meas/Inspect	197	PATRIOT
10/25/2005	Fieldrev-Chg	BR	B Rossignol
5/9/2002	Inspected	PM	Peter M
5/2/2000	Meas/Inspect	197	PATRIOT
12/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
316	Comm. Whs.		12155		Sq. Ft.	Site		0	15.5	1.78	CF									334,435						334,400	

Total AC/HA:	0.27904	Total SF/SM:	12155	Parcel LUC:	316	Comm. Whs.	Prime NB Desc	COMM FR	Total:	334,435	Spl Credit		Total:	334,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	43 - Warehouse		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	6 - Slab		
Frame:	2 - Steel		
Prime Wall:	4 - Vinyl		
Sec Wall:	7 - Brick	30	%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	14		
Prim Int Wal	5 - Minimul		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	7 - Unit Heaters		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	40.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	40	%

CALC SUMMARY

Basic $ / SQ:	48.00
Size Adj.:	1.14999998
Const Adj.:	0.95432299
Adj $ / SQ:	52.679
Other Features:	7500
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1037743
Depreciation:	415097
Depreciated Total:	622646

COMMENTS

CHANGED # FROM 71 TO 75 BY ENG DEPT.
1931.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 0 | BRs: 0 | Baths: | HB 1

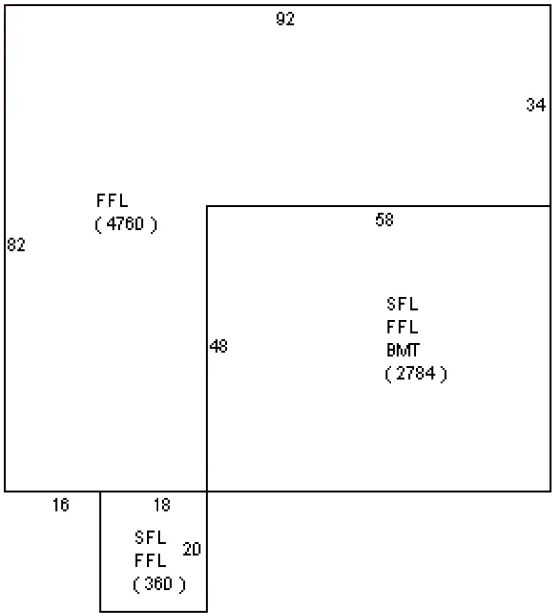
REMODELING

Exterior:	
Interior:	
Additions:	2005
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



UnSketched SubAreas:
FAD: 1780,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	7,904	52.680	416,372
SFL	Second Floor	3,144	69.540	218,621
BMT	Basement	2,784	15.800	43,997
FAD	Addition	1,780	52.680	93,768

Net Sketched Area: 15,612 | Total: 772,758
Size Ad 12828 | Gross Area 15612 | FinArea 12828

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	100	OFC	100	G	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	70.06
Special Features:	0	Val/Su Net:	39.88
Final Total:	622600	Val/Su SzAd	48.53

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 055.0-0001-0001.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	3000	A	AV	1985	3.17	T	27.2	316			6,900			6,900

More: N | Total Yard Items: 6,900 | Total Special Featues: | Total: 6,900